

# INVESTMENT OPPORTUNITY



## 6710 Hawks Creek Avenue

**\$2,349,000.00**

**6.07 % CAP**

5,891 Sq. Ft. Retail Building | Westworth Village, Texas (DFW)

- Fully Occupied Multi-Tenant Unit | 5,941 SF
- Long-Term National Credit Tenants
  - United State Military Recruiting Offices
  - Edward Jones
- Passive Ownership - All Tenants Have NNN Leases
- High Traffic Location (43,920 VPD at the intersection )

# PROPERTY OVERVIEW

6710 Hawks Creek Ave is fully leased with 2 long-term tenants. Located in an affluent and flourishing suburban community of Westworth Blvd and with high visibility along Highway 183, this property is only a few minutes away from heavily populated residential areas such as Westover Hills and Burton Hills. The US Navy installation shares its location with Lockheed Martin and is the home of the new F-35 Lightning Joint Strike Fighter.



# INVESTMENT HIGHLIGHTS



## CONTACT FOR DETAILS

### Cameron Pope

Principal

682-554-4598

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www.idfw.net

Please contact me for  
an appointment

### NOI

\$142,687.00

### Building Area

5,891 Sq. Ft.

### Land Area

0.53 Acres

### Year Built

2008

- West Fort Worth, specifically Westworth Village, has an expanding economy supported by the Joint Reserve Base of Fort Worth. The US Navy installation shares its location with Lockheed Martin and is the home of the new F-35 Lightning Joint Strike Fighter.
- This 5,891 square foot building is strategically located in a heavily populated residential areas such as Westover and Burton Hills and has a high visibility along Highway 183.
- This investment office building was built in 2008 and became the home of The Joint Recruiting office for all branches of the United States Military and Edward Jones. Both have occupied the building since construction was complete in 2008. Both executed long term lease extensions at the beginning of 2023.
- These national credit Tenants provide a safe and stable income stream.

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

INVESTMENT  
OPPORTUNITY

# INVESTMENT OVERVIEW

<b>INVESTMENT OVERVIEW</b>	<b>CURRENT</b>
Sales Price	\$2,349,000.00
Price per square foot	\$395.00
CAP Rate (based on current base rent)	6.07%

<b>OPERATING DATA</b>	<b>CURRENT</b>
Operating Expenses (fully reconciled)	\$111,126.00
Net Operating Income (2023 Base Rent scheduled income)	\$142,687.00
<b>TERMS</b>	<b>CASH AT CLOSING</b>

# RENT ROLL

## FINANCIAL ANALYSIS



Suite	Tenant Name	Lease Type	Initial Occupancy Date	Leased Square Footage	%	Renewal Dates		2023 Scheduled Base Rent Income		Base Rent Increase	Notes
						Begin	End	Annual	per square foot		
6710	Edward Jones	NNN	2008	1,391	24.26%	1/3/2023	2/29/2028	\$33,382.08	\$24.00	3/1/2025	Rent increase to \$1.00 PSF base rent
6712	US Government	NNN	2008	4,500	75.74%	11/30/2022	11/29/2027	\$109,485.00	\$24.33		
<b>Totals</b>				<b>5,941</b>	<b>100.00%</b>			<b>\$142,687.00</b>			

Rent Roll Summary: This building finished construction in 2008. The property was pre-leased by late 2007 to the current Tenants. These national credit tenants have continued to occupy this building, and both have recently executed new five-year lease extensions.

# INCOME & EXPENSES

## FINANCIAL ANALYSIS

<b>SUMMARY OF 2022 ACTUAL EXPENSES</b>		<b>CURRENT</b>
(acrued monthly and fulled reconciled at the end of each year)		
<b>EXPENSE SUMMARY</b>		
Real Estate Taxes		\$35,832.81
Insurance		\$14,197.86
CAMs (shared expenses)		\$23,831.99
Water	\$5,078.54	
Natural Gas	\$2,908.34	
Waste Removal-Dumpster	\$2,403.45	
Landscaping (Lawn Maintenance)	\$10,562.80	
Lights on roof	\$2,077.40	
Clean/repair out pipes	\$801.46	
Edward Jones only:		\$813.75
Security	\$51.99	
Inspections	\$76.32	
Repairs & Maintenance (Other)	\$685.44	
US Government(only):		\$35,988.83
Electricity	\$15,563.26	
Janitorial	\$14,204.90	
Interior (Maintenance)	\$1,698.36	
Fire Extinguisher	\$338.28	
HVAC	\$2,331.25	
Pest Control Expense	\$974.28	
Signage	\$878.50	
Miscellaneous Building Expenses		\$461.16
Office Supplies	\$159.55	
Roof Repairs	\$300.00	
Small Tools and Equipment	\$1.61	
<b>Total Expenses</b>		<b>\$111,126.40</b>

These expenses are the actual 2022 expenses for this property. This sheet has been created by the listing agent and is a good faith effort to represent the correct numbers. These numbers should only be used for initial due diligence and the contracted Buyer should review, confirm the accuracy, and independently underwrite these items.

# AREA RETAIL LOGO MAP

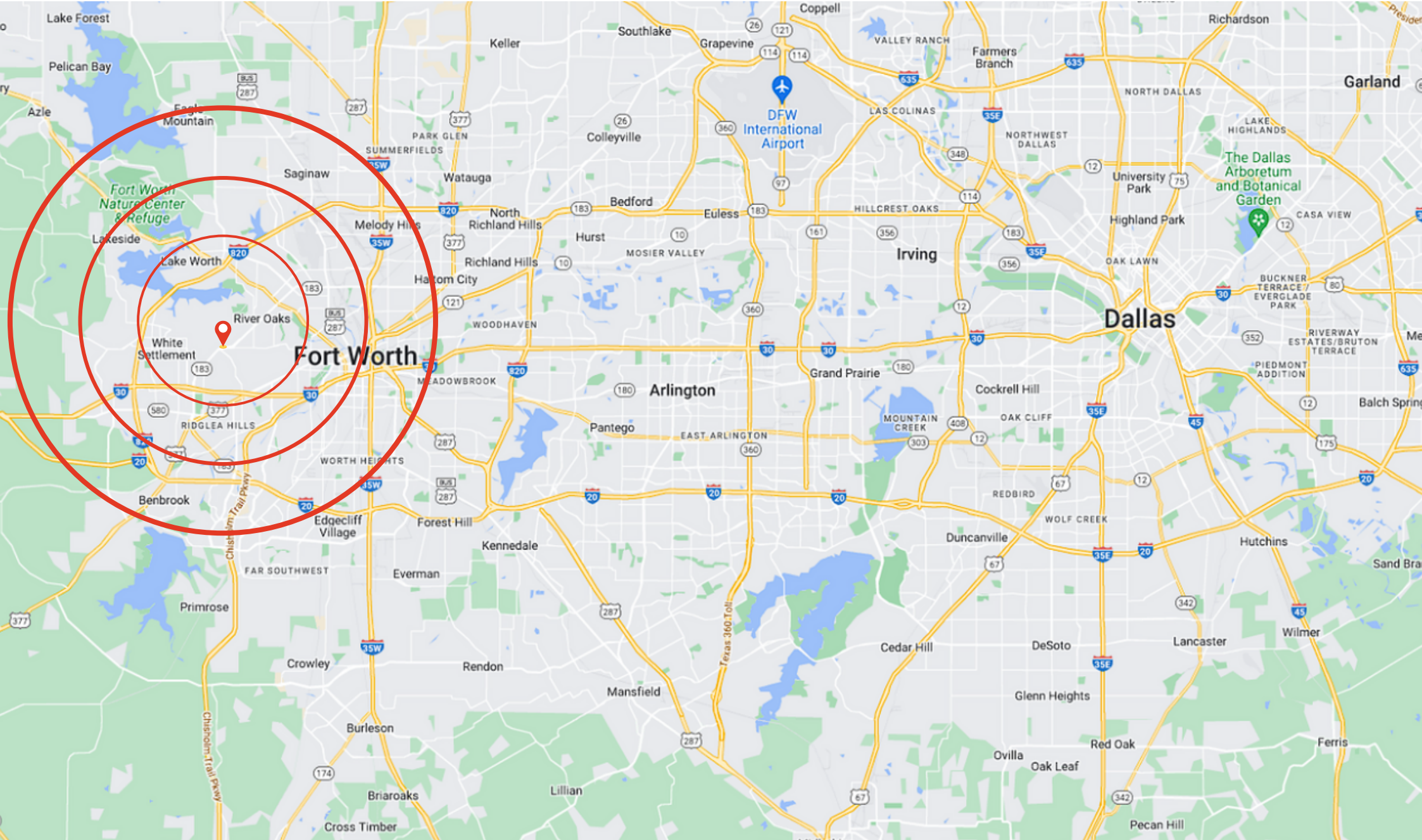


6710 HAWKS CREEK AVENUE  
6.00% CAP RATE  
INVESTMENT PROPERTY

6660 HAWKS CREEK AVENUE  
5.92 Acres Land  
Development opportunity

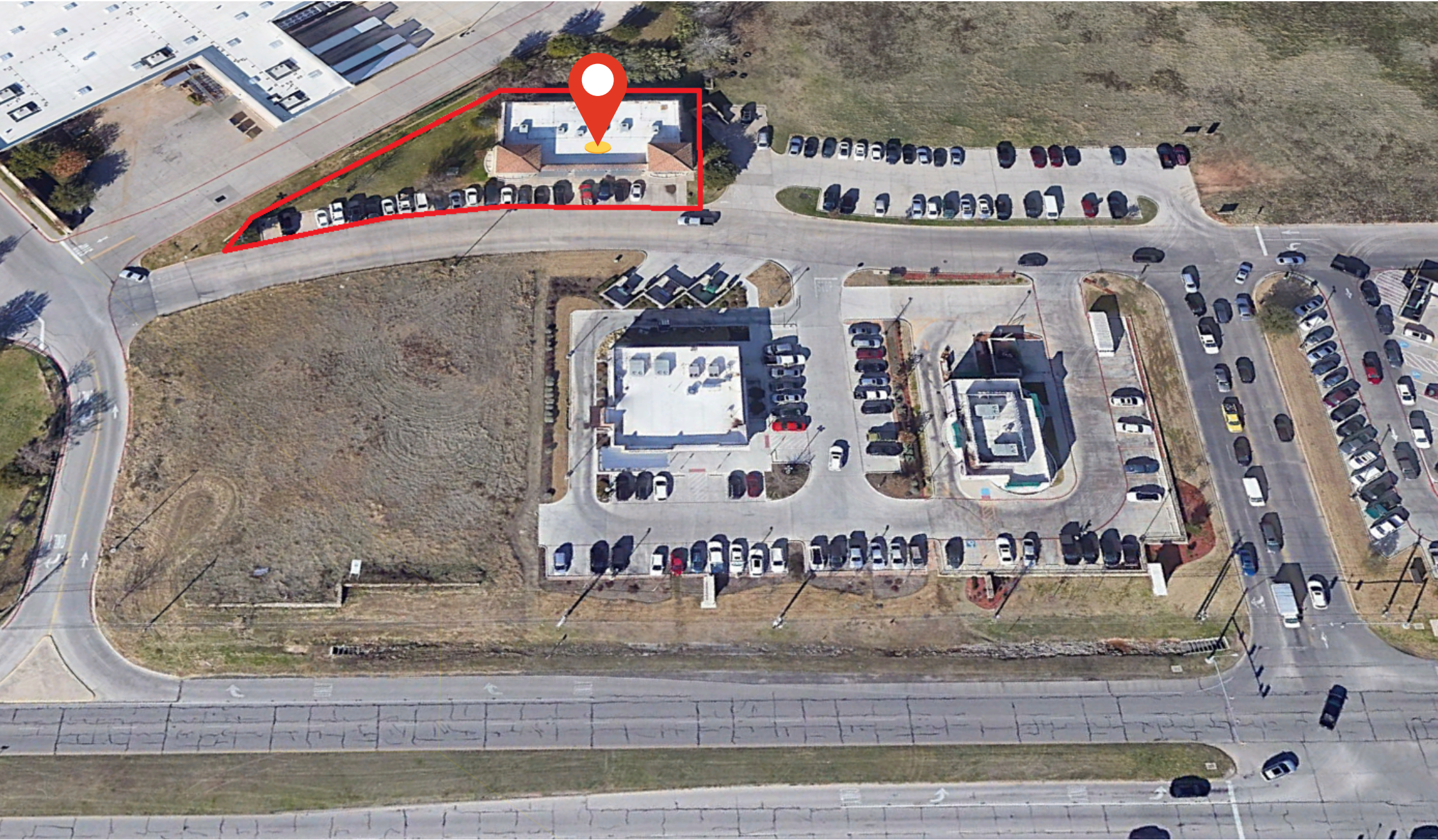
Shady Oak  
Country Club

# LOCATION OVERVIEW





# AREAL OVERVIEW



# BUILDING GALLERY



# BUILDING GALLERY



# DEMOGRAPHIC OVERVIEW

Demographics	1 Mile	3 Miles	5 Miles
Population	4,127	71,533	201,450
Households Units	2,239	31,568	85,758
Average Household Income	\$58,095	\$52,718	\$58,317
Total Household Expenditure	\$327.03 MM	\$1.91 B	\$5.37 B

## NEIGHBOURING RETAILERS

- ALDI
- Arby's
- At&t
- Burger King
- Del Taco
- Electrify America
- GameStop
- Lowe's
- McDonald's
- Sam's Club
- Smoothie King
- Starbucks Coffee
- Supercuts
- T-Mobile
- Verizon Wireless
- Walmart Supercenter

## ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

- Health Care & Social Assistance (200)
- Manufacturing (150)
- Retail Trade (100)
- Construction (100)
- Educational Services (125)
- Transportation & Warehousing (125)
- Finance & Insurance (50)
- Real Estate, Rental & Leasing (45)
- Wholesale Trade (45)
- Public Administration (40)
- Accommodation & Food Service (115)
- Arts, Entertainment & Recreation (65)
- Professional, Scientific & Technical (80)
- Administrative & Waste Management (40)
- Information Services (35)

# LOCATION HIGHLIGHTS



## Tarrant County

Texas

**2.08M**  
Population

**\$70,308**  
Median Household Income



DFW is one of the fastest growing cities in the country

Tarrant County - Fort Worth are an intricate part of the economic and financial growth DFW is experiencing

### **The city of Westworth Village is located in Fort Worth, Texas.**

Westworth Village features beautiful neighborhoods, a rapidly-expanding tax base, low taxes, recently-upgraded city infrastructure, excellent financial condition, Hawks Creek Golf Club, a responsive government, and ... a lot of wonderful people! It has excellent and professional city staff, a wonderful small-town police force, and a city government that is both proactive in its planning and responsive to its citizens. Westworth Village has a strong diverse heritage - from the original ranchers to the US military families. All the residents celebrate their collective diversity and enjoy a positive community spirit.



We offer a complete spectrum of commercial real estate services. IDFW Commercial Real Estate represents Commercial Brokerage Services and Development in most property types like industrial, office, retail, land, Senior Living, and Tenant/Buyer Representation fall under our specialization.

**CALL FOR ADDITIONAL INFORMATION**

**CAMERON POPE**

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I look forward to working with you. Please contact me for a meeting



# INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

## **TYPES OF REAL ESTATE LICENSE HOLDERS:**

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## **A BROKER'S MINIMUM DUTIES REQUIRED BY LAW** (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## **A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:**

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different licensee associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
  - Must not, unless specifically authorized in writing to do so by the party, disclose:
    - that the owner will accept a price less than the written asking price;
    - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
    - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must placethe interests of the owner first.

**TO AVOID DISPUTES,ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITINGAND CLEARLY ESTABLISH:**  
The broker'sduties and responsibilities to you, and your obligations under the representation agreement.  
Who will pay the broker for services providedto you, when payment will be made and how the paymentwill be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker'sservices. Please acknowledge receipt of this notice below and retain a copy for your records.

<b>Sales Agent/Associate's Name</b>	Thomas Cameron Pope, Jr.	<b>Licensed Supervisor of Sales Agent/ Associate</b>	Susan Evitt Smith
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<b>Phone</b>	(682) 554-4598	<b>Phone</b>	(682) 551-9968
<b>Licensed Broker/Broker Firm Name or Primary Assumed Business Name</b>	Invest in DFW Commercial Real Estate	<b>Designated Broker of Firm</b>	On The Move Realty, LLC
<b>Doing Business As</b>	DBA	<b>License No.</b>	9009635
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**THE TEXAS REAL ESTATE COMMISSION (TREC) REGULATES  
REAL ESTATE BROKERS AND SALES AGENTS, REAL ESTATE INSPECTORS,  
HOME WARRANTY COMPANIES, EASEMENT AND RIGHT-OF-WAY AGENTS  
AND TIMESHARE INTEREST PROVIDERS**

**YOU CAN FIND MORE INFORMATION AND  
CHECK THE STATUS OF A LICENSE HOLDER AT  
[WWW.TREC.TEXAS.GOV](http://WWW.TREC.TEXAS.GOV)**

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**YOU CAN SEND A COMPLAINT AGAINST A LICENSE HOLDER TO TREC  
A COMPLAINT FORM IS AVAILABLE ON THE TREC WEBSITE**

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**TREC ADMINISTERS TWO RECOVERY FUNDS WHICH MAY BE USED TO  
SATISFY A CIVIL COURT JUDGMENT AGAINST A BROKER, SALES AGENT,  
REAL ESTATE INSPECTOR, OR EASEMENT OR RIGHT-OF-WAY AGENT,  
IF CERTAIN REQUIREMENTS ARE MET**

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**IF YOU HAVE QUESTIONS OR ISSUES ABOUT THE ACTIVITIES OF  
A LICENSE HOLDER, THE COMPLAINT PROCESS OR THE  
RECOVERY FUNDS, PLEASE VISIT THE WEBSITE OR CONTACT TREC AT**



**TEXAS REAL ESTATE COMMISSION**

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